



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

August 15, 2006

Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors and Commissioners

**SET A PUBLIC HEARING TO APPROVE ENVIRONMENTAL DOCUMENTATION
AND CONSIDER ADOPTION OF THE WHITESIDE REDEVELOPMENT PLAN (1)
(3 Vote)**

IT IS RECOMMENDED THAT THE BOARD OF SUPERVISORS:

Set and consent to a joint public hearing with the Board of Commissioners of the Community Development Commission to consider approval of environmental documents and adoption of the Redevelopment Plan for the Whiteside Redevelopment Project (Whiteside Redevelopment Plan), which will establish the Whiteside Redevelopment Project Area (Project Area) on a 171-acre site generally bounded by Worth Street to the north; North Indiana Street to the west; Eastern Avenue to the east; and the 10 Freeway, North Herbert Avenue, and Fowler Street to the south in the unincorporated Whiteside area of Los Angeles County.

**IT IS RECOMMENDED THAT THE BOARD OF COMMISSIONERS OF
THE COMMUNITY DEVELOPMENT COMMISSION:**

Set and consent to a joint public hearing with the Board of Supervisors to consider approval of environmental documents and adoption of the Redevelopment Plan for the Whiteside Redevelopment Project (Whiteside Redevelopment Plan), which will establish the Whiteside Redevelopment

Project Area (Project Area) on a 171-acre site generally bounded by Worth Street to the north; North Indiana Street to the west; Eastern Avenue to the east; and the 10 Freeway, North Herbert Avenue, and Fowler Street to the south in the unincorporated Whiteside area of Los Angeles County.

PURPOSE/JUSTIFICATION FOR RECOMMENDED ACTION:

The purpose of this action is to set a joint public hearing of the Board of Supervisors and Board of Commissioners of the Community Development Commission, pursuant to California Health and Safety Code (Code) Section 33355 et seq., at which time the Board will consider actions to adopt the Whiteside Redevelopment Plan.

At the joint public hearing, the Board will be asked to consider and certify the Final Environmental Impact Report and then consider adoption of the Whiteside Redevelopment Plan and establishment of the Project Area by ordinance.

The Final Environmental Impact Report (FEIR), Mitigation Monitoring and Reporting Program, Findings of Fact and Statement of Overriding Considerations, Report to the Board of Supervisors for the Whiteside Redevelopment Project, Whiteside Redevelopment Plan, and ordinance will be filed with the Executive Office of the Board and made available for public inspection prior to the joint public hearing.

FISCAL IMPACT/FINANCING:

There is no fiscal impact associated with setting the joint public hearing.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

The Project Area, identified in the attached map, comprises approximately 171 acres in unincorporated Los Angeles County and is characterized by a mix of industrial and residential land uses.

On March 1, 2005, the Board of Supervisors adopted a resolution designating the Whiteside area as a Redevelopment Survey Area and stated that further study was required to determine if a redevelopment project was feasible for the area.

On March 2, 2005, the Regional Planning Commission adopted a Preliminary Redevelopment Plan for the Whiteside area. On March 29, 2005, the Board of Commissioners accepted the Preliminary Redevelopment Plan for the Whiteside area and authorized preparation of the Preliminary Report, which states the reasons for selecting the Project Area and documents the blighting conditions that qualify the Project Area for selection as a redevelopment project.

On November 15, 2005, the Board of Commissioners adopted resolutions approving the Preliminary Report and accepting a proposed Whiteside Redevelopment Plan for the Whiteside area, which identifies redevelopment goals and objectives, a description of land uses in the Project Area, and a discussion of redevelopment methods that are to be used to achieve the objectives of the Whiteside Redevelopment Plan.

On November 30, 2005, the Regional Planning Commission adopted a resolution finding that the Whiteside Redevelopment Plan is consistent with the East Los Angeles Community Plan and the Countywide General Plan, and recommended approval of the Whiteside Redevelopment Plan by the Board.

On March 14, 2006, the Board of Commissioners approved Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants in the Project Area.

On June 29, 2006, the Commission conducted a community meeting to discuss the proposed redevelopment Project Area and receive input from the community on the redevelopment of the Project Area.

It is now requested that the Board of Supervisors and Board of Commissioners set a joint public hearing pursuant to Code Section 33355 et seq. In accordance with Code Section 33349, notice of the public hearing will be published in a newspaper of general circulation for four successive weeks prior to the hearing date and a first class letter will be mailed to every address and every known property owner in the proposed Project Area 30 days prior to the hearing. In addition, notices will be sent by certified mail to every affected taxing entity that levies property taxes within the proposed Whiteside Redevelopment Project Area. Pursuant to Section 33362, at any time no later than the hour set for the public hearing, any person may file in writing with the Executive Office of the Board of Supervisors a statement of objections to the proposed plan.

At the joint public hearing the Board will be asked to consider and certify the FEIR. Certification of the FEIR and related documents will satisfy CEQA requirements and allow the Whiteside Redevelopment Plan approval to proceed.

Following approval of the FEIR at the public hearing, the Board will consider an ordinance to adopt the Whiteside Redevelopment Plan. The Whiteside Redevelopment Plan provides the Commission with powers, duties, and obligations to implement programs for the redevelopment, rehabilitation, and revitalization of the Project Area.

ENVIRONMENTAL DOCUMENTATION:

Authorization for a joint public hearing is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical

impact on or result in any physical changes to the environment. The activity is also exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Prior to Board approval of the final Redevelopment Plan at the joint public hearing, the Board will review and consider the FEIR and other environmental documentation.

IMPACT ON CURRENT PROJECTS:

Scheduling of the joint public hearing will allow the County and the Commission to proceed with adoption of a redevelopment plan for the Whiteside community.

Respectfully submitted,

for Bobette A. Glaser

CARLOS JACKSON
Executive Director

Attachment: 1

[illegible]